

23 April 2020

Nicola Domazet
3 Riverview Road
AVALON BEACH NSW 2107

Dear Sir/Madam

Application Number: Mod2020/0085
Address: Lot 6 DP 3632 , 3 Riverview Road, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent DA2018/1616 granted for alterations and additions to a dwelling house including alterations to an existing boathouse and swimming pool

Please find attached the Notice of Determination for the above mentioned Application.

Please be advised that a copy of the Assessment Report associated with the application is available on Council's website at www.northernbeaches.nsw.gov.au

Please read your Notice of Determination carefully and the assessment report in the first instance.

If you have any further questions regarding this matter please contact the undersigned on 1300 434 434 or via email quoting the application number, address and description of works to council@northernbeaches.nsw.gov.au

Regards,



Nick Keeler
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0085
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Nicola Domazet
Land to be developed (Address):	Lot 6 DP 3632 , 3 Riverview Road AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent DA2018/1616 granted for alterations and additions to a dwelling house including alterations to an existing boathouse and swimming pool

DETERMINATION - APPROVED

Made on (Date)	23/04/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA003 Revision K	2 March 2020	Smart Design Studio
DA100 Revision F	2 March 2020	Smart Design Studio
DA101 Revision H	2 March 2020	Smart Design Studio
DA102 Revision I	2 March 2020	Smart Design Studio
DA103 Revision F	2 March 2020	Smart Design Studio
DA104 Revision F	2 March 2020	Smart Design Studio
DA300 Revision G	2 March 2020	Smart Design Studio
DA301 Revision I	2 March 2020	Smart Design Studio
DA302 Revision J	2 March 2020	Smart Design Studio
DA400 Revision H	2 March 2020	Smart Design Studio

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

B. Modify Condition No. 2B 'Clarification of Approved Modifications and Use of Structures' to read as follows:

For the avoidance of doubt, this consent does not authorise:

- the use of any part of the two storey boathouse/boatshed for dwelling, or secondary dwelling purposes, or
- the painting of external brickwork in any form or colour, or
- any works on adjoining properties or below MHW. Works below MHW may only be authorised once consent from NSW Department of Planning, Industry and Environment - Crown Lands is obtained.

Reason: To ensure the work is carried out in accordance with the determination of Council and to minimise impacts upon the heritage significance of the development.

C. Delete Condition No. 2A 'Amendments to the Modification Approved Plans'.

Important Information

This letter should therefore be read in conjunction with DA2018/1616 dated 22 March 2019 and Mod2019/0485 dated 6 December 2019.

Please note that on site works cannot proceed unless a Construction Certificate application for the modified proposal has been lodged with and approved by Council or an accredited certifier, and relevant conditions of the Development Application have been carried out.

Right to Review by the Council

You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application should be submitted to Council within 3 months of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

Right of Appeal

Section 8.10 of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

NOTE: A fee will apply for any request to review the determination.



northern
beaches
council

Signed On behalf of the Consent Authority

A handwritten signature in black ink, appearing to read 'Nick Keeler', positioned above a horizontal line.

Name Nick Keeler, Planner

Date 23/04/2020